HEARTLAND MUSEUM CLARION, IOWA
PUBLIC AUCTION

September 11th, 2018 at 10:00 AM at the Heartland Museum in Clarion, Iowa

GENERAL DESCRIPTION
This farm contains 86.0 acres (W/L) with
81.2 acres tillable located in Section 6 of
Blaine Township, Wright County, Iowa.
86.0 Acres (W/L) of Gross Land
81.2 Acres (W/L) of Tillable Land
94.36% Tillable
Average CSR2 of 82.6
Average CSR of 75.7
Predominant Soil Types: Kossuth, Bode,
and Ottosen, Soils.
FSA cropland acres 81.2
Corn base 46.2 acres PLC yield of 141
Soybean base 31.3 acres PLC yield of 43
Lease will be terminated prior to September
1st and offered free and clear for 2019 crop
year.
Current real estate taxes are $1,358.00 and
will be prorated to the date of possession.

LEGAL DESCRIPTION
The South half (S 1/2) of the fractional Northwest Quarter (NW Frl 1/4) of Section Six (6), Township Ninety-One (91), Range Twenty-Three (23) West of the 5th PM, Wright County, Iowa (exact legal description will be taken from the abstract for this property).

LOCATION
From Clarion: 5 miles East on Hwy 3, continue 1/2 mile East on 220th St. South 1/4 mile on Taylor Avenue. The farm is located on the West side of Taylor Ave.

From Rowan: 1 mile West on 212th St, turn South onto Union Ave/220th Street, and continue for 2 miles and turn South onto Taylor Avenue for ¼ mile. The farm is located on the West side of Taylor Ave.

METHOD OF SALE
The purchase price will be the final bid times 86.0 acres.
There are no buyer contingencies of any kind. All bidders are required to have their financing arrangements made prior to the auction. A 10% earnest money deposit will be required at the close of the auction. Buyer will sign a standard real estate contract and will agree to pay the balance of the purchase price at closing when the deed and merchantable title will be delivered to the buyer. Seller reserves the right to reject any and all bids.

CALL 515-573-3707 TODAY FOR MORE DETAILS.
Visit www.taylorlandmanagement.com for official sale bill and additional information

SELLERS: Howard Trust Farm, Owners/Sellers
Taylor Land Management, Brent Taylor
Fort Dodge, Iowa 515-570-4931
www.taylorlandmanagement.com

BROKER: John Hjelm, The Acre Company,
712-240-3529

AUCTIOENEER: